

SUBMITTAL CHECKLIST FOR BASEMENT FINISHES

Floor plan requirements - The following items shall be shown on the floor plan prior to beginning the plan review:

- Drawn to scale with rooms dimensioned and labeled as to use, (include entire basement) (Note what is existing construction and what is proposed by using darker lines to identify new construction)
- Location of new and existing plumbing fixtures
- Location of furnace, water heater and electrical panel
- Location of new and existing windows, including egress windows
- Location of existing and proposed receptacles, switches, lights and smoke detectors
- Location of ceiling heights that are less than 7'
- Location of stairways, (rise, run, headroom)

Code Requirements (these are some of items that the plan reviewers will be checking)

a. General building requirements

- Install pressure treated bottom plate. IRC R319
- Construct code compliant stairs, including headroom and handrails IRC R 311.5.
- Minimum 7' ceiling height. IRC R305. See exceptions section 305.1.

b. Bathroom requirements

- Provide 21" in front of toilets and lavatories. IRC R 307
- Provide 30" space for the water closet. IRC R 307.
- Provide a GFCI protected receptacle within 3' of the lavatory. NEC 210.8.
- Provide a separate 20-amp circuit for the bathroom (unless there is not room in the panel box). NEC 210-11-C-3.
- Provide bathroom exhaust ducts vented to the outside. UMC 904.5.
- Verify that the size of the existing water and DWV system will accommodate any additional fixtures. THIS MUST BE DONE BY THE PLUMBER PRIOR TO THE ISSUANCE OF THE PERMIT.
- Will a sewage ejector pump be required?

c. Bedroom requirements

- Install hardwired smoke detectors in new bedrooms. An additional detector will be required outside of the bedroom. IRC R 313.
- Install egress windows in each new bedroom, or if there will be no bedrooms, install an egress window in the new finished room if none are existing. IRC R 310.
- Gas fired appliances may not be accessed through a bedroom or bathroom. UMC 904.5.
- The minimum area for a bedroom is 70 square feet with a minimum room dimension of 7'. IRC R 304.4.

d. Electrical and Misc. Requirements (See BLF 043-Residential Wiring Requirements)

- Provide combustion air for gas appliances per Table 7-1 of the UMC,
- The electrical sub-panel shall not be located in a clothes closet or bathroom and shall have clear working space in front of the panel of 36" deep and 30" wide. NEC 240-24-D.
- Provide additional circuits depending on the number of additional electrical fixtures that will be added. NEC 220.3.
- Provide receptacles in each habitable room so that there is not more than 6 feet from any wall space to a receptacle. Every wall more that 2' long will require a receptacle. NEC 210.52.
- Provide illumination at stairways and exterior doors. Switches at the top and bottom of the stairs are required to control stairway lighting. IRC R 303.6.

- Verify that the existing gas piping system will accommodate any changes associated with this project.